101.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,100 / 750,100
					USE VALUE:	750,100 / 750,100
					ASSESSED:	750,100 / 750,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEA JOSEPH W
Owner 2:	
Owner 3:	
Street 1:	7 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEA KELSIE A & -
Owner 2:	MARR ANDREW H -
Street 1:	7 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .185 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8080.000	286,400		463,700	750,100
Total Card	0.185	286,400		463,700	750,100
Total Parcel	0.185	286,400		463,700	750,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.10 | /Parcel: 496.10

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64959

GIS Ref

GIS Ref

Insp Date 09/17/18

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0002.0

!8072!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	286,400	0	8,080.	463,700	750,100		Year end	12/23/2021
2021	101	FV	276,700	0	8,080.	463,700	740,400		Year End Roll	12/10/2020
2020	101	FV	276,700	0	8,080.	463,700	740,400	740,400	Year End Roll	12/18/2019
2019	101	FV	220,900	0	8,080.	463,700	684,600	684,600	Year End Roll	1/3/2019
2018	101	FV	221,700	0	8,080.	397,400	619,100	619,100	Year End Roll	12/20/2017
2017	101	FV	221,700	0	8,080.	370,900	592,600	592,600	Year End Roll	1/3/2017
2016	101	FV	221,700	0	8,080.	318,000	539,700	539,700	Year End	1/4/2016
2015	101	FV	208,200	0	8,080.	284,800	493,000	493,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:41:05

LAST REV

Date	Time
04/17/20	09:21:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEA KELSIE A &	1554-48		1/13/2020	Family	730,000	No	No		
JACOBSEN ALAN,	1476-28		7/30/2015		600,000	No	No		
	548-76		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	64959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
9/17/2018	MEAS&NOTICE	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8080		Sq. Ft.	Site		0	70.	0.82	4									463,679						463,700	

Total AC/HA:	0.18549	Total SF/SM:	8080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	463,679	Spl Credit		Total:	463,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351819
Depreciation:	65438
Depreciated Total:	286381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

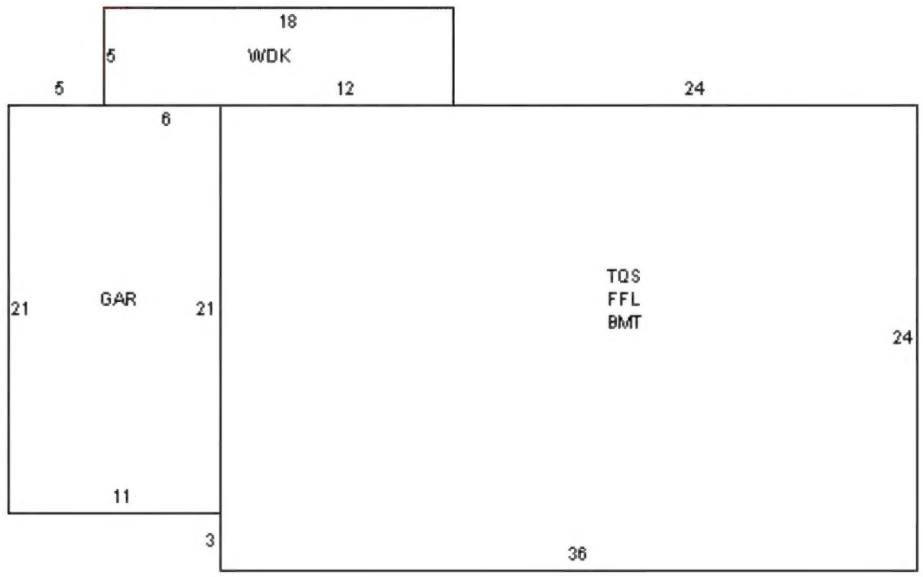
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	106.19
Final Total:	286400	Val/Su SzAd	189.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	44.360	38,329
FFL	First Floor	864	147.870	127,763
TQS	3/4 Story	648	147.870	95,822
GAR	Garage	231	25.820	5,964
WDK	Deck	90	16.000	1,440

Net Sketched Area:	2,697			Total:	269,318
Size Ad	1512	Gross Area	2913	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc